

SOUTH JORDAN CITY  
CITY COUNCIL ELECTRONIC MEETING  
September 1, 2020

**Present:** Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Tamara Zander, City Manager Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Engineering Director Brad Klavano, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, Planner Damir Drozdek, Public Works Director Jason Rasmussen, CFO Sunil Naidu, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Fire Chief Chris Dawson, IT Director Jon Day, City Council Secretary MaryAnn Dean

**Others:** Attendance electronically via Zoom.

6:30 PM  
REGULAR MEETING

**A. Welcome, Roll Call and Introduction To Electronic Meeting:** *By Mayor Dawn R. Ramsey*

Mayor Ramsey called the meeting to order. She excused Council Member Shelton from the meeting. She introduced the electronic meeting.

**B. Invocation:** *By Strategic Services Director Don Tingey*

Strategic Services Director Tingey offered the invocation.

**C. Pledge of Allegiance –** *By Council Member Brad Marlor*

Council Member Marlor led the audience in the Pledge of Allegiance.

**D. Minute Approval**

- D.1. August 18, 2020 Council Study Meeting
- D.2. August 18, 2020 City Council Meeting

**Council Member Harris made a motion to approve the August 18, 2020 City Council study meeting minutes, and the August 18, 2020 City Council meeting minutes, as printed. Council Member Marlor seconded the motion. The vote was 4-0 in favor.**

**E. Mayor and Council Reports**

Mayor Ramsey reported on a phone call she had with the White House. The plan is to have the vaccine by the end of the year, and available by the hundreds of millions by the first of next year. She said there is a lot going on with the Sewer District, but it is all going well. She said she

attended 2 golf tournaments in the last couple of weeks. One for the Jordan Education Foundation, and one for the South Jordan Chamber of Commerce. Both tournaments were held at the Glenmoor Golf Course.

Mayor Ramsey said she went with CM Whatcott, City Commerce Director Preece, and Congressman McAdams to visit a local business to find out the impacts of the Coronavirus and to understand what more the Federal Government can do. She said they went to Tio's Mexican Restaurant. The Congressman's staff was able to point that business owner to other grants for small businesses. She said the owner of Tio's expressed appreciation to Daybreak communities and the City.

Mayor Ramsey said last Friday, Bingham High School played Corner Canyon on ESPN. There was a limited number of students allowed. She expressed appreciation to the emergency personnel and everyone who had a hand in that being a successful event. She noted the pickle ball ribbon cutting, and showed a video put together by the City announcing the opening of the pickle ball courts.

Council Member Harris said the pickle ball event was wonderful. He is grateful that they have a well used amenity. He also noted his attendance at the Chamber of Commerce golf tournament. He said the business owners seemed upbeat.

Council Member McGuire thanked the communications team that did the pickle ball video.

Council Member Marlor said he had a blast doing the video for the pickle ball courts. He likes the usability of the courts and this form of exercise. He loves when they see the city parks getting used. He said he has attended a lot of meetings the last couple of weeks. He attended a meeting with City Attorney Loose and CM Whatcott for residents on 9800 South that are concerned with that road and the interchange at Bangerter Highway. He said he also attended many zoom meetings with people concerned about individual items. He thanked Mayor Ramsey for her work and said she represents the city well.

Council Member Zander noted the upcoming snow event meeting. In talking with the residents in her neighborhood, they feel the biggest challenge will be with the implementation rather than the policy itself. She said she is thrilled to have the pickle ball courts. She advocated for them. She likes amenities that are not specific for one demographic. Pickle ball is for all ages and abilities. She said she understands there will be more pickle ball courts built in phase 1 of the Bingham Regional Park. She indicated that she is grateful to be part of a group that is strong minded and thoughtful. They lead with kindness, courage, and integrity. She thanked Mayor Ramsey for her time and service on behalf of the city.

Mayor Ramsey concurred that it is not easy for a group of strong minded, active, and engaged leaders to come together and reach unanimous consensus. She said they have a good group.

#### **F. Public Comment:**

**Deborah Gatrell**, said she is running for Salt Lake County Council, District 2. She said she lives in West Valley. She gave her background and indicated that she is a teacher, is over new teacher orientation, and is a department chair. She is also in the National Guard, and is a Blackhawk pilot. She is also in a military intelligence unit. She has a unique background and training. She would be happy to meet with the Council members individually; she will follow up with an email to the City Council with her contact information.

**Maridenne Williams**, new reporter for the City Journals. She introduced herself and said she would be covering the government beat.

Mayor Ramsey said South Jordan is one of 3 finalists for the Utah Ethical Leadership Award. She said the award ceremony will be held, electronically, on Friday morning.

**Council Member Zander made a motion to recess the City Council meeting and move to a Redevelopment Agency Meeting. Council Member Marlor seconded the motion. The vote was 4-0 in favor.**

**G. Action Item: Resolution RDA 2020-06**, proposed Bacchus Highway Redevelopment Project Area, authorizing the preparation of a draft community reinvestment project area plan and budget and authorizing and directing all necessary action by agency, staff and counsel. (*By Director of City Commerce/RDA Manager, Brian A. Preece*)

City Commerce Director/RDA Manager Preece reviewed the background information on this item (Attachment A). He said this is located on the northeast corner of Bacchus Highway and 11800 South. He said the property has been used by the South Valley Reclamation District to store waste from the Sewer Treatment plant. It is expensive to remediate this property. The cost becomes an impediment to the property. The landfill is north of this property. He said they want to take the tax increment from the property tax and reimburse the developer. He said Doug Young has obtained the purchase rights to this property. He said when you include remediation costs on top of development costs, it makes the property undevelopable. He said this Resolution authorizes staff to do studies so they can come back, hold a public hearing about what they are doing, determine how much money is involved and give details on how it will be developed. This is not a commitment to create the area. It just allows staff to move forward, do the studies, and gather information to present to the City Council.

Board Member Zander asked if there is an expense for this? Mr. Preece said the RDA covers that cost.

Board Member Harris said the alternative would be to let the property sit how it is and not let it be used. Mr. Preece concurred. He said it is currently owned by a governmental entity. This would also put it back on the tax rolls.

Board Member McGuire asked about the existing structures on the north end of the map. Mr. Preece said that is where they do the composting.

Board Member McGuire said soon Daybreak will have homes developing on the border of this property. It is better to do this project sooner than later so it does not disturb as many residents.

It was noted that Rio Tinto owns the property to the south. The future Bacchus alignment was also noted.

Board Member McGuire clarified that property taxes only would be used. Mr. Preece said yes. They will lay out all of the conditions so everything is post performance. There is no bonding proposed. The developer would upfront the cost, and would be reimbursed over 15 years. Impact fees, zoning, building permits, etc. are not part of this.

CM Whatcott said the city proposed an amendment to RDA laws that would include this kind of sludge as blight, so they could redevelop this property someday. They already have 200 acres that can't be used because of the landfill. They did not want this parcel to be undevelopable also. They proposed the modification of the rules so they could help remediate the cost of removing the sludge so the property can be put into taxable value.

Board Member Marlors said he is excited about the opportunity for the land to be used in a progressive way, to take it out of the sludge and have it meaningfully developed.

**Board Member Marlors made a motion to approve Resolution RDA 2020-06. Board Member Harris seconded the motion. Roll call vote. The vote was 4-0 in favor.**

#### ADJOURNMENT

**Board Member McGuire made a motion to adjourn the RDA meeting and go back into a City Council meeting. Board Member Zander seconded the motion. The vote was 4-0 in favor.**

**H. Public Hearing: Zoning Ordinance 2020-06-Z, rezoning property located at the Cliffs at Jordan Station, 10448 S. Jordan Gateway from the C-F Zone to the MU-TOD Zone. (By Planning Director, Steven Schaefermeyer)**

Planner Damir Drozdek, reviewed the background information on this item (Attachment B). He said the land use map has this designated for mixed use.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Harris asked why is the lender making this request? Mr. Drozdek said he believes they are trying to get the property refinanced. He told the applicant that even if this is changed to Mixed Use, it will still be non conforming. It was noted that the applicant is not present. CM Whatcott said he heard that the property has 2 different zones, and the lender likes for it to be zoned the same.

Council Member Marlor said this would consolidate the same zoning for the entire area. Council Member Harris asked why does the lender have an interest in that? Council Member Marlor said if there was ever an issue, in the minds of the bank, they might have a harder time selling it with different zones. CM Whatcott said they could possibly be looking at this from a value standpoint as well.

Council Member Zander concurred that it reduces the risk for the lender. She asked if they pass this, is there any downside for the city? Mr. Drozdek said he does not believe so. If the applicant wanted to add residential to this property, they would have to come back for a rezone again.

Council Member Marlor asked if this change in zoning would create a change in taxation? Mr. Drozdek said he does not believe so because it is still the same use.

City Attorney Loose said he does not see a risk in doing this. The biggest risk would be if the city gave them a use that they didn't intend to give them. But this property is built out. He does not see the risk.

Council Member Harris asked if they are creating any unintended precedent? City Attorney Loose said that is their legislative discretion. There is no precedential value. They do not know of any other properties that are part CF zone and part another zone.

**Council Member Zander made a motion to approve Zoning Ordinance 2020-06-Z. Council Member McGuire seconded the motion. The vote was 4-0 in favor.**

## **I. Staff Reports and Calendaring Items**

City Attorney Loose said they are reaching out to try to set things up so the City Council can get some face time with the Legislators before the next legislative session.

Council Member Zander said some residents have approached her, concerned with public safety in the city. Police Chief Carr said there have been about 150 demonstration events in Utah. Almost all of them have been peaceful. If South Jordan has another one, it will be the 3<sup>rd</sup> event in South Jordan. They take a significant amount of pre planning. In the past events, police have met with the organizers and discussed the plans in detail. They develop operational orders for those events to secure a safe and peaceful protest or event. They will have a plan in place when and if it occurs.

Council Member Zander said when they are questioned by the public, and the public might be fearful, is it safe to say that the police will be aware and in contact, and have expert plans to make sure it is peaceful. Police Chief Carr said yes. Council Member Zander asked what if a peaceful protest starts to turn non peaceful? Chief Carr said they would deem the individual(s) unlawful and remove them from the area. He reiterated that they have had problems with very few protests.

**ADJOURNMENT**

**Council Member Zander made a motion to adjourn. Council Member Marlor seconded the motion. The vote was 4-0 in favor.**

The September 1, 2020 City Council Electronic Meeting adjourned at 7:48 p.m.

**This is a true and correct copy of the September 1, 2020 City Council Meeting Minutes, which were approved on September 15, 2020.**

*Anna Crookston*

**South Jordan City Recorder**